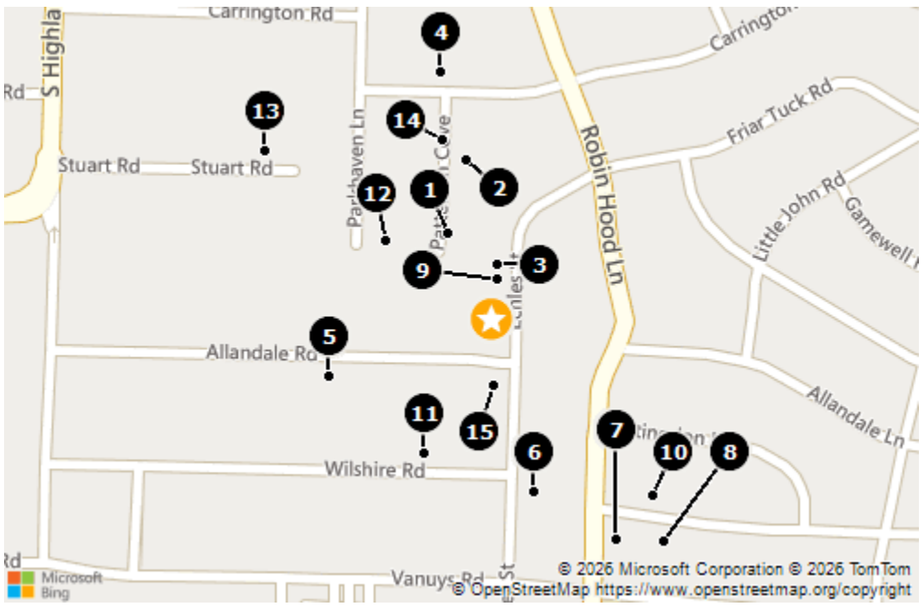
ICE SiteX Report

OrderID: 98190696

SiteX Property Information Report



Subject Property Location

1021 ECHLES ST, MEMPHIS, TN 38111-5637

County:	**SHELBY TN**	Census Tract:	471570080.002004
Property Use:	Single Family Residential	Zoning:	R-6
Parcel Number:	058-046- - -00070	Thomas Bros Pg-Grid:	

Valuation

Value:	**$153,000**	FSD:	29	Common Confidence Score:	24
Value Range:	$108,630 - $197,370	ICE Confidence Score:	71		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$4,925	Market Land Value:	$19,700	Tax Year:	2025
Assd Improvement:	$35,350	Market Improvment Value:	$141,400	Total Taxable Value:	$2,123
Total Assessed Value:	$40,275	Total Assessor Market Value:	$161,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 24 District: O Subdivision: WILSHIRE
City/Muni/Twp: MEMPHIS

Property Characteristics

Lot Size:	6,229 SF	Bedrooms:	2	Pool:	
Building Area:	1190 SF	Baths:	1	Fireplace:	
Year Built:	1950	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	Cottage	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/19/2023	Sales Price:	N/A
Document #:	23050142 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/05/2022	Sales Price:	$137,464
Document #:	22130987 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/11/2021	Sales Price:	$141,200
Document #:	21127488 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/30/2021		
Document Type:			
Legal Description:			

Lot: 24 Subdivision: WILSHIRE SUBDIVISION Map Ref: MB 14 PG 65

Prior Transfer

Recording Date:	09/30/2021	Sales Price:	$141,200
Document #:	21127488 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

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Legal Description:
Lot: 24 District: O Subdivision: WILSHIRE
City/Muni/Twp: MEMPHIS

Prior Transfer

Recording Date:	12/29/2020	Sales Price:	$28,000
Document #:	20144127 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/18/2020		
Document Type:			

Legal Description:
Lot: 24 Subdivision: WILSHIRE SUBDIVISION Map Ref: MB 14 PG 65

Prior Transfer

Recording Date:	12/18/2020	Sales Price:	$28,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/07/2020	Sales Price:	$9,500
Document #:	20135548 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/01/2020		
Document Type:			

Legal Description:
Lot: 24 Subdivision: WILSHIRE SUBDIVISION Map Ref: MB 14 PG 65

Area Sales Analysis

Total Area Sales	$1,890,697	Median # of Bedrooms	3
Median Lot Size	8,233 SF	Median # of Baths	1
Median Living Area	1,222 SF	Median Year Built	1950
Price Range - 2 Yrs	$31,000 to $215,000	Age Range	19 years to 96 years
Median Value	$112,000	Median Age	76 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**990 PATTERSON CV** **MEMPHIS, TN 38111-5632**	08/04/2026	$215,000	$121	1768	9/4/2	1947	6,360 SF	
		APN: 058-046- - -00049 Document #: 26065833 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Subdivision: PATTERSON COVE SUBDIVISION MapRef: MB 13 PG 57 Abbreviated Description: Lot:14 Subdivision:PATTERSON COVE SUBDIVISION Map Ref:MB 13 PG 57								
2	.1Mi.	**958 PATTERSON CV** **MEMPHIS, TN 38111-5632**	07/21/2026	$165,000	$95	1733	7/3/2	1947	9,888 SF	
		APN: 058-046- - -00053 Document #: 26061243 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Subdivision: PATTERSON COVE SUBDIVISION MapRef: MB 13 PG 57 Abbreviated Description: Lot:18 Subdivision:PATTERSON COVE SUBDIVISION Map Ref:MB 13 PG 57								
3	.04Mi.	**995 ECHLES ST** **MEMPHIS, TN 38111-5637**	06/12/2026	$85,000	$63	1334	6/2/1	1947	8,189 SF	
		APN: 058-046- - -00067 Document #: 26049580 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 89 Subdivision: SHERWOOD FOREST SUBDIVISION MapRef: MB 11 PG 66 Abbreviated Description: Lot:89 Subdivision:SHERWOOD FOREST SUBDIVISION Map Ref:MB 11 PG 66								
4	.17Mi.	**3628 CARRINGTON RD** **MEMPHIS, TN 38111-5618**	05/08/2026	$90,000	$45	1998	6/4/2	1950	8,233 SF	
		APN: 058-048- - -00018 Document #: 26037718 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: PATTERSON COVE SUBDIVISION MapRef: MB 13 PG 57 Abbreviated Description: Lot:2 Subdivision:PATTERSON COVE SUBDIVISION Map Ref:MB 13 PG 57City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS								
5	.12Mi.	**3611 ALLANDALE LN** **MEMPHIS, TN 38111-5604**	04/01/2026	$31,000	$29	1044	5/2/1	1930	10,280 SF	
		APN: 058-045- - -00016 Document #: 26025221 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: MITTIE MCDURMONS RE SUBDIVISION MapRef: MB 15 PG 36 Abbreviated Description: Lot:2 Subdivision:MITTIE MCDURMONS RE SUBDIVISION Map Ref:MB 15 PG 36								
6	.12Mi.	**1092 ECHLES ST** **MEMPHIS, TN 38111-5638**	03/09/2026	$127,997	$120	1063	5/2/1	1950	6,578 SF	
		APN: 058-042- - -00028 Document #: 26018529 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 28 Subdivision: SHERWOOD FOREST SUBDIVISION MapRef: MB 14 PG 9 Abbreviated Description: Lot:28 Subdivision:SHERWOOD FOREST SUBDIVISION Map Ref:MB 14 PG 9								
7	.17Mi.	**1110 ROBIN HOOD LN** **MEMPHIS, TN 38111-5661**	03/03/2026	$105,000	$121	866	4/2/1	1950	9,365 SF	
		APN: 058-066- - -00001 Document #: 26016332 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 125 Subdivision: SHERWOOD FOREST SUBDIVISION MapRef: MB 14 PG 9&10 Abbreviated Description: Lot:125 Subdivision:SHERWOOD FOREST SUBDIVISION Map Ref:MB 14 PG 9&10								
8	.19Mi.	**3707 WILSHIRE RD** **MEMPHIS, TN 38111-6545**	11/18/2025	$169,900	$154	1099	5/3/1	1950	6,316 SF	
		APN: 058-066- - -00004 Document #: 25099592 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 122 Subdivision: SHERWOOD FOREST SUBDIVISION MapRef: MB 14 PG 9&10 Abbreviated Description: Lot:122 Subdivision:SHERWOOD FOREST SUBDIVISION Map Ref:MB 14 PG 9&10								

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9	.02Mi.	**1003 ECHLES ST** **MEMPHIS, TN 38111-5637**	10/30/2025	$174,800	$144	1213	6/3/1	1947	8,015 SF

APN: 058-046- - -00068 Document #: 25093769
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 88 Subdivision: FIRST ADDITION TO SHERWOOD FOREST SUBDIVISION MapRef: MB 11 PG 66 Abbreviated Description: Lot:88 Subdivision:FIRST ADDITION TO SHERWOOD FOREST SUBDIVISION Map Ref:MB 11 PG 66

10	.16Mi.	**3704 WILSHIRE RD** **MEMPHIS, TN 38111-6546**	09/26/2025	$82,500	$67	1222	7/3/1	1954	5,968 SF

APN: 058-065- - -00018 Document #: 25083920
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 104 Subdivision: 7TH ADDITION TO SHERWOOD FOREST SUBDIVISION MapRef: MB 14 PG 9&10 Abbreviated Description: Lot:104 Subdivision:7TH ADDITION TO SHERWOOD FOREST SUBDIVISION Map Ref:MB 14 PG 9&10

11	.09Mi.	**3630 WILSHIRE RD** **MEMPHIS, TN 38111-5625**	09/11/2025	$102,000	$141	720	4/2/1	1950	8,843 SF

APN: 058-045- - -00031 Document #: 25078027
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 21 Subdivision: WILSHIRE SUBDIVISION MapRef: MB 14 PG 65 Abbreviated Description: Lot:21 Subdivision:WILSHIRE SUBDIVISION Map Ref:MB 14 PG 65City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

12	.09Mi.	**990 PARKHAVEN LN** **MEMPHIS, TN 38111-5656**	08/27/2025	$140,000	$87	1591	7/3/2	1947	10,759 SF

APN: 058-046- - -00032 Document #: 25073197
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 24 Subdivision: CHANDLER & CHANDLERS PARKHAVEN SUBDIVISION MapRef: MB 11 PG 12 Abbreviated Description: Lot:24 Subdivision:CHANDLER & CHANDLERS PARKHAVEN SUBDIVISION Map Ref:MB 11 PG 12City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

13	.2Mi.	**3566 STUART RD** **MEMPHIS, TN 38111-5608**	08/04/2025	$112,000	$86	1300	6/4/2	2007	17,076 SF

APN: 058-046- - -00107 Document #: 25064131
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: NORMAN HEIGHTS SUBDIVISION MapRef: MB 8 PG 157 Abbreviated Description: Lot:23 Subdivision:NORMAN HEIGHTS SUBDIVISION Map Ref:MB 8 PG 157City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

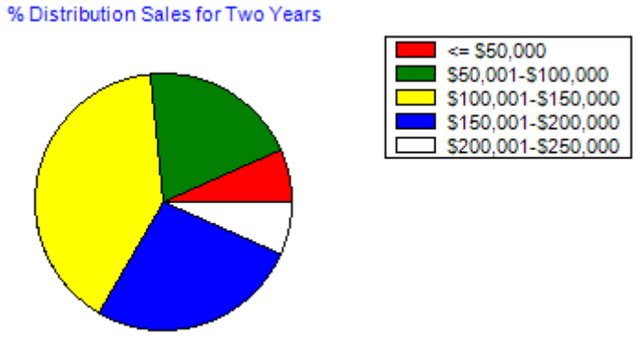
14	.13Mi.	**951 PATTERSON CV** **MEMPHIS, TN 38111-5632**	07/29/2025	$180,000	$115	1565	6/3/2	1947	7,971 SF

APN: 058-046- - -00041 Document #: 25062686
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: PATTERSON COVE SUBDIVISION MapRef: MB 13 PG 57 Abbreviated Description: Lot:6 Subdivision:PATTERSON COVE SUBDIVISION Map Ref:MB 13 PG 57City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

15	.05Mi.	**3651 ALLANDALE LN** **MEMPHIS, TN 38111-5604**	06/17/2025	$110,500	$107	1032	5/2/1	1950	8,320 SF

APN: 058-045- - -00024 Document #: 25050560
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 28 Subdivision: WILSHRIRE SUBDIVISION MapRef: MB 14 PG 65 Abbreviated Description: Lot:28 Subdivision:WILSHRIRE SUBDIVISION Map Ref:MB 14 PG 65City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

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Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**1021 ECHLES ST**	**09/30/2021**	$161,100	$40,275	1,190	5/2/1	1950	6,229 SF	
.01Mi.	**1009 ECHLES ST**	**06/15/2015**	$118,800	$29,700	1,374	6/2/1	1947	8,320 SF	
.02Mi.	**3644 ALLANDALE LN**	**02/12/2015**	$69,700	$17,425	774	5/2/1	1953	6,403 SF	
.02Mi.	**1041 ECHLES ST**	**09/26/2014**	$90,700	$22,675	950	6/3/1	1950	6,795 SF	
.02Mi.	**1003 ECHLES ST**	**10/28/2025**	$107,200	$26,800	1,213	6/3/1	1947	8,015 SF	
.03Mi.	**994 PATTERSON CV**	**06/29/2018**	$145,200	$36,300	1,480	7/4/2	1947	10,237 SF	
.04Mi.	**3634 ALLANDALE LN**	**04/25/2024**	$205,300	$51,325	1,292	5/3/2	2022	10,803 SF	
.04Mi.	**995 ECHLES ST**	**12/02/2020**	$122,400	$30,600	1,334	6/2/1	1947	8,189 SF	
.04Mi.	**1020 ECHLES ST**	**09/16/1994**	$98,400	$24,600	955	5/2/1	1950	9,017 SF	
.04Mi.	**1030 ECHLES ST**	**07/15/2004**	$108,500	$27,125	911	5/2/1	1950	8,451 SF	
.04Mi.	**1010 ECHLES ST**	**12/10/2025**	$125,700	$31,425	1,195	5/3/1	1950	9,845 SF	
.04Mi.	**1040 ECHLES ST**	**03/21/2023**	$88,900	$22,225	875	4/2/1	1950	7,884 SF	
.04Mi.	**1004 ECHLES ST**	**10/30/1996**	$109,300	$27,325	1,040	5/2/1	1950	9,409 SF	
.05Mi.	**3645 ALLANDALE LN**	**02/12/2020**	$73,500	$18,375	890	5/2/1	1952	6,490 SF	
.05Mi.	**3630 ALLANDALE LN**	**01/22/2024**	$205,300	$51,325	1,292	5/3/2	2022	10,803 SF	
.05Mi.	**3651 ALLANDALE LN**	**06/13/2025**	$113,600	$28,400	1,032	5/2/1	1950	8,320 SF	

Rent vs. Own

Households Occupied by Renters:	48%	Households Occupied by Owners:	41%

Demographics & Income

Median Age:	34.7 years old	Households:	16,355
Median Household Income:	$64,112	Households w/Family:	43%
Household Income Per Capita:	$38,912	Households w/Family Married:	24%
Most Common Education Level:	High School Graduate	Households w/Family Children:	18%

School District

School District Zone:	Memphis-Shelby County Schools	Students:	111,124
Number of Schools:	223	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.41Mi.	**Sherwood Middle School** Number of Students: 743 Student-Teacher Ratio: NA	C	Public	6 - 8
1.47Mi.	**Melrose High School** Number of Students: 645 Student-Teacher Ratio: NA Advanced Placement: Yes	D+	Public	9 - 12
0.25Mi.	**Sherwood Elementary School** Number of Students: 531 Student-Teacher Ratio: NA	C-	Public	PK - 5

Flood Report

The Subject Property of **1021 ECHLES ST, MEMPHIS, TN 38111-5637** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	132%	NOTABLY HIGHER
BURGLARY	121%	HIGHER
MOTOR VEHICLE THEFT	135%	NOTABLY HIGHER
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	137%	NOTABLY HIGHER
FORCIBLE RAPE	111%	HIGHER
MURDER	125%	HIGHER
OVERALL	128%	HIGHER

Disaster Alerts

4/2/2025 - Severe Tornados, Flooding 1/22/2026 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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Data deemed reliable, but not guaranteed.

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